



Municipality of Middlesex Centre

BY-LAW 2026-027

Being a by-law to amend the Middlesex Centre Comprehensive Zoning By-law 2005-005 with respect to Concession 2 S Pt Lot 7 (geographic Township of Lobo), being 10242 Glendon Drive, Municipality of Middlesex Centre, roll number: 393900002003600

WHEREAS the Council of the Municipality of Middlesex Centre deems it advisable to amend the Middlesex Centre Comprehensive Zoning By-law 2005-005;

AND WHEREAS this By-law is in conformity with the Middlesex Centre Official Plan;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Middlesex Centre enacts as follows:

1. That Zoning Map Schedule 'A', Key Map U-8 to the Middlesex Centre Comprehensive Zoning By-law 2005-005, is hereby amended by changing from the 'Existing Use (EU)' Zone to the 'Open Space exception 10 (OS-10)' Zone, 'Open Space exception 11 (OS-11)' Zone, 'Parks and Recreation (PR)' Zone, 'Urban Residential First Density exception 47 (UR1-47)' Zone, 'Urban Residential Second Density exception 3 (UR2-3)' Zone, 'Urban Residential Second Density exception 3 with Hold (UR2-3)(h-3)' Zone, 'Urban Residential Third Density exception 29 with Hold(UR3-29)(h-3)' Zone, 'Village Commercial exception 21 with Hold (C1-21) (h-3)' Zone, 'Village Commercial exception 22 with Hold (C1-22)(h-3)' Zone, and 'Institutional exception 8 with Hold (I-8)(h-3)' Zone that land drawn in heavy solid lines and identified on Schedule 'A', attached hereto and described as being Concession 2 S Pt Lot 7 (geographic Township of Lobo), Municipality of Middlesex Centre.
2. That Section 7.3 "Exceptions" be amended by adding the following new subsections:
 - "7.3.47 (a) DEFINED AREA
UR1-47 as shown on Schedule "A", Key Map U-8
 - (b) PERMITTED USES
accessory use
additional residential units

home occupation
semi-detached dwelling
single detached dwelling

(c) MINIMUM LOT AREA

i) single detached dwelling 336 m² (3, 616 ft²)

(d) MINIMUM LOT FRONTAGE

i) single detached dwelling 10.5 m (34 ft)

(e) BUILDING RESTRICTIONS IN PROXIMITY TO THE RAILWAY CORRIDOR

Notwithstanding any other provisions of this By-law, the nearest main wall of a dwelling shall not be constructed within 40.0 m (131.2 ft) to the limit of a railway right-of-way.

(f) MAXIMUM LOT COVERAGE

(a) main building 45%

(b) all buildings and structures subject to Section 4.1 50%”

3. That Section 8.3 “Exceptions” be amended by adding the following new subsections:

“8.3.3 (a) DEFINED AREA

UR2-3 as shown on Schedule “A”, Key Map U-8

(b) PERMITTED USES

accessory use
additional residential units
home occupation
street townhouse dwelling

(c) MINIMUM REAR YARD SETBACK 6.5 m (21.3 ft)

(d) MAXIMUM LOT COVERAGE

(a) main building 50%

(b) all buildings and structures subject to Section 4.1 55%”

4. That Section 9.3 “Exceptions” be amended by adding the following new subsections:

“9.3.29 (a) DEFINED AREA

UR3-29 as shown on Schedule “A”, Key Map U-8

(b) MINIMUM SIDE YARD SETBACK

- i) street townhouse dwelling, townhouse dwelling
2.0 m (6.6 ft) interior;
4.5 m (15 ft) exterior;
4.5 m (15 ft) where the yard abuts single detached or semi-detached dwelling units
- ii) multiple unit dwelling 8.0 m (26.2 ft)
- iii) apartment dwelling 8.0 m (26.2 ft)

No side yard setback shall be required on the side where two dwelling units are attached by a common wall extending along the side lot line separating such lots/units.

(c) MINIMUM REAR YARD SETBACK

- i) street townhouse dwelling, townhouse dwelling
6.0 m (19.7 ft)
- ii) multiple unit dwelling 8.0 m (26.2 ft)
- iii) apartment dwelling 8.0 m (26.2 ft)

No rear yard depth shall be required on the side where two dwelling units are attached by a common wall extending along the rear lot line separating such lots.

(d) MAXIMUM HEIGHT

- i) street townhouse dwelling, townhouse dwelling 12.0 m (39.4 ft)
- ii) multiple unit dwelling, apartment dwelling 20.0 m (66.0 ft); 15.0 m (49.2 ft)

where the building is adjacent to single detached or semi-detached dwelling units

(e) MAXIMUM LOT COVERAGE

- i) street townhouse dwelling 50% for all buildings and structures on the lot subject to Section 4.1

(g) PLANTING STRIP

A planting strip shall be provided along the lot line of the 'UR3-29' Zone where it abuts the 'OS-11' Zone.

The planting strip shall have a minimum width of 1.5 m (4.9 ft), measured perpendicularly to the said lot line, and shall be used for no other purpose than a planting strip and any on-site drainage works/structures, as applicable."

5. That Section 14.3 "Exceptions" be amended by adding the following new subsections:

"14.3.21 (a) DEFINED AREA

C1-21 as shown on Schedule "A", Key Map U-8

(b) PERMITTED USES

accessory use
animal clinic
clinic
day nursery
apartment dwelling units connected to and forming an integral part of a main building and located above the first storey
financial institution
hotel
museum
office, general and professional
personal service establishment
pharmacy

place of entertainment
restaurant
restaurant, take-out
store, convenience
store, retail
studio
tourist information centre

(c) SPECIAL USE REGULATIONS: DWELLING UNITS

Apartment dwelling units may be permitted within a standalone residential building with dwelling units located on all floors when a minimum of 2,000 m² (21, 527 ft²) of commercial gross floor area is provided on the same lot.

The commercial gross floor area can be located in more than 1 building.

(d) SPECIAL USE REGULATIONS: MAXIMUM GROSS FLOOR AREA

Section 14.2.4 shall not apply to the uses permitted within the C1-21 Zone (Section 14.3.21).

(e) MAXIMUM HEIGHT 25.0 m (82.0 ft)

(f) MINIMUM FRONT YARD AND EXTERIOR SIDE YARD SETBACK

i) For a building, structure or podium less than 10.5 m or 3 storeys (whichever is lesser) in height

6.0 m (19.7 ft)

ii) For the portion of a building or tower that is located above a podium and is greater than 10.5 m or 3 storeys (whichever is lesser) in height

3.0 m (9.8 ft) measured from the exterior facade of the tower to the exterior façade of the podium.

(g) SPECIAL PROVISIONS OF THE C1-21 ZONE

- i) A podium is defined as the base or lower portion of a multi-storey building that has a maximum height of 10.5 m (34.4 ft) or 3 storeys, whichever is lesser.
- ii) A tower is defined as the portion of the building above a podium that is greater than 10.5 m (34.4 ft) or 3 storeys in height. The tower shall be stepped back a minimum of 3 m (9.8 ft) from the exterior façade of the podium.

(h) MINIMUM AMENITY AREA

Every lot containing more than 4 dwelling units shall have amenity areas provided on each lot. The minimum size of the amenity area shall be 10 m² per dwelling unit.

The outdoor rooftop area of a podium can be used as amenity area for the residential use within the same building. Structures, including railings and enclosures, located on the outdoor rooftop area shall not project more than 1.6 m (5.25 ft) above the maximum height of the podium.”

14.3.22 (a) DEFINED AREA

C1-22 as shown on Schedule “A”, Key Map U-8

(b) PERMITTED USES

- accessory use
- animal clinic
- clinic
- day nursery
- apartment dwelling units connected to and forming an integral part of a main building and located above the first storey
- financial institution
- hotel
- museum
- office, general and professional
- personal service establishment
- pharmacy
- place of entertainment
- restaurant
- restaurant, take-out
- store, convenience
- store, retail

studio
tourist information centre

(c) SPECIAL USE REGULATIONS: MAXIMUM GROSS FLOOR AREA

Section 14.2.4 shall not apply to the uses permitted within the C1-22 Zone (Section 14.3.22).

(d) MAXIMUM HEIGHT 34.0 m (111.5 ft)

(e) MINIMUM FRONT YARD AND EXTERIOR SIDE YARD SETBACK

i) For a building, structure or podium less than 10.5 m or 3 storeys (whichever is lesser) in height:

6.0 m (19.7 ft)

ii) For the portion of a building or tower that is located above a podium and is greater than 10.5 m or 3 storeys (whichever is lesser) in height:

3.0 m (9.8 ft) measured from the exterior façade of the tower to the exterior façade of the podium

iii) Where the yard abuts single detached dwelling units:

12.0 m (39.3 ft)

(f) SPECIAL PROVISIONS OF THE C1-22 ZONE

i) A podium is defined as the base or lower portion of a multi-storey building that has a maximum height of 10.5 m (34.4 ft) or 3 storeys, whichever is lesser.

ii) A tower is defined as the portion of the building above a podium that is greater than 10.5 m (34.4 ft) or 3 storeys in height. The tower shall be stepped back a minimum of 3 m (9.8 ft) from the exterior façade of the podium.

(g) MINIMUM AMENITY AREA

Every lot containing more than 4 dwelling units shall have amenity areas provided on each lot. The minimum size of the amenity area shall be 10 m² per dwelling unit.

The outdoor rooftop area of a podium can be used as amenity area for the residential use within the same building. Structures, including railings and enclosures, located on the outdoor rooftop area shall not project more than 1.6 m (5.25 ft) above the maximum height of the podium.”

6. That Section 21.3 “Exceptions” be amended by adding the following new subsections:

“21.3.8 (a) DEFINED AREA

I-8 as shown on Schedule “A”, Key Map U-8

(b) PERMITTED USES

accessory use
nursing home
retirement home
school, public or private”

7. That Section 23.3 “Exceptions” be amended by adding the following new subsections:

“23.3.10 (a) DEFINED AREA

OS-10 as shown on Schedule “A”, Key Map U-8

(b) PERMITTED USES

park, public or private
public utility”

23.3.11 (a) DEFINED AREA

OS-11 as shown on Schedule “A”, Key Map U-8

(b) PERMITTED USES

public utility”

8. This by-law comes into force and takes effect upon the day of passing in accordance with the provisions of Section 34 of the Planning Act, R.S.O 1990, c. P.13.

READ A FIRST, SECOND AND THIRD TIME, AND FINALLY PASSED this 22nd day of April, 2026.

Aina DeViet, Mayor

Brianna Hammer-Keidel, Clerk

*By signing this by-law on April 22, 2026, Mayor DeViet has granted approval and will not exercise the power to veto this by-law under Strong Mayor Powers.

